

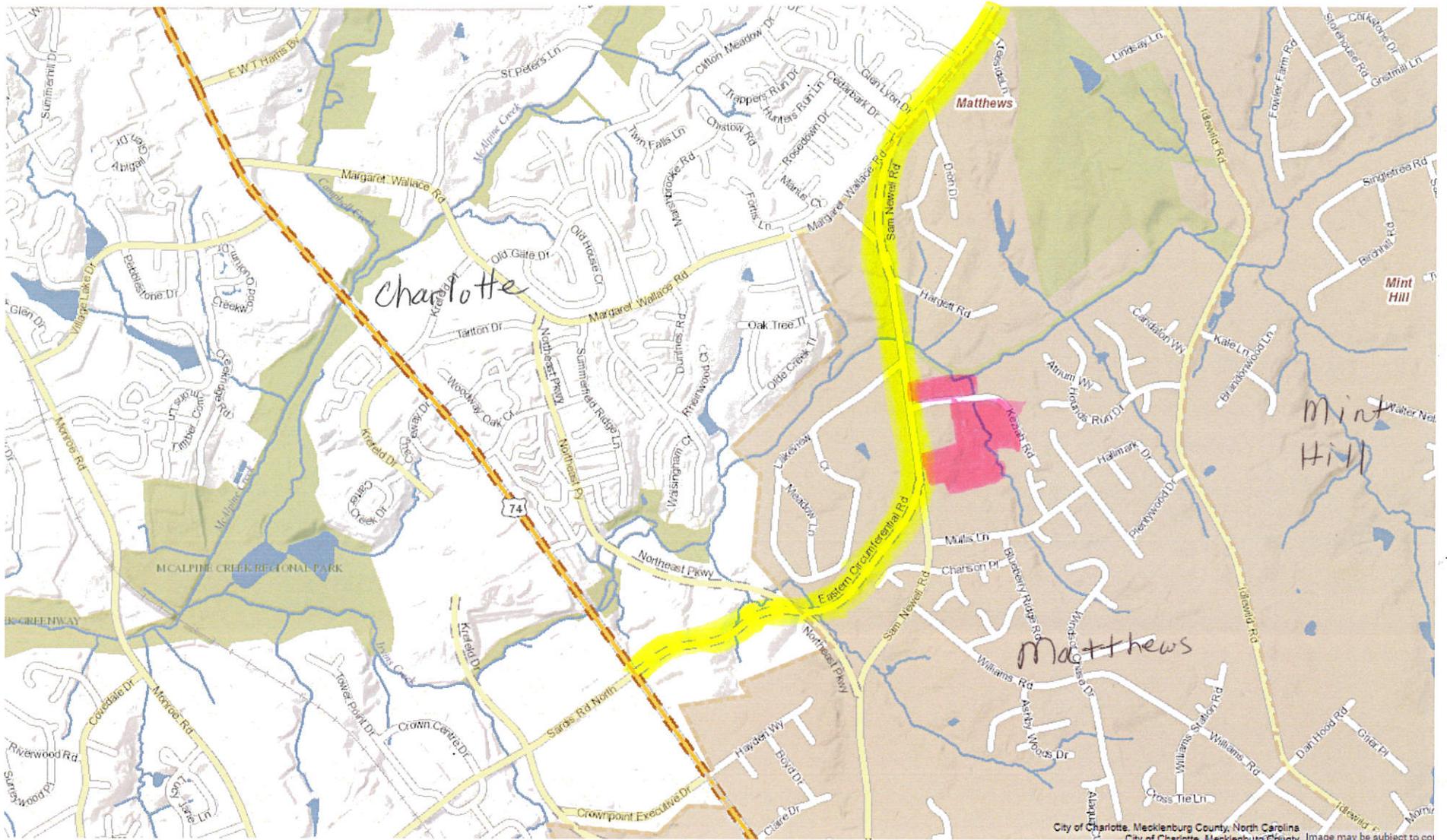
Updates to Application 2017-670 – 4 Corners Subdivision

DATE: February 21, 2018

FROM: Jay Camp

At the continued Public Hearing on February 12, the applicant presented an updated site plan only with no changes to conditional notes. In advance of Planning Board review of the project, the developer has submitted a 4th revision to the plans. To recap:

1. First proposed as a rental community with single family homes and townhomes with up to 120 units, the development will now feature up to 75 single family homes. The density of the site dropped from 4.5 units per acre to 2.8 units per acre.
2. Updated home elevations have been uploaded to the Town website and show concepts for what the front load and alley load homes will look like.
3. A 4.03-acre parcel at the corner of Sam Newell Road and Keziah Road will be donated to the Town for open space/park usage with a future greenway trail connection to be constructed by the Town or County at a later date.
4. Although the traffic generation statistics have not yet been updated, staff calculates that total new traffic volume should decrease by about 100 vehicles compared to the original proposed plan.
5. The previously planned clubhouse building has been removed from the site plan.
6. A landscape berm is planned along Sam Newell Road.
7. Sam Newell Road currently has traffic volumes of about 13,000 per day. It is a part of the future eastern circumferential, a regional road that will roughly parallel I-485 and run from University City Blvd to Sardis Road. The future alignment will use portions of existing road but will require new segments to be constructed.



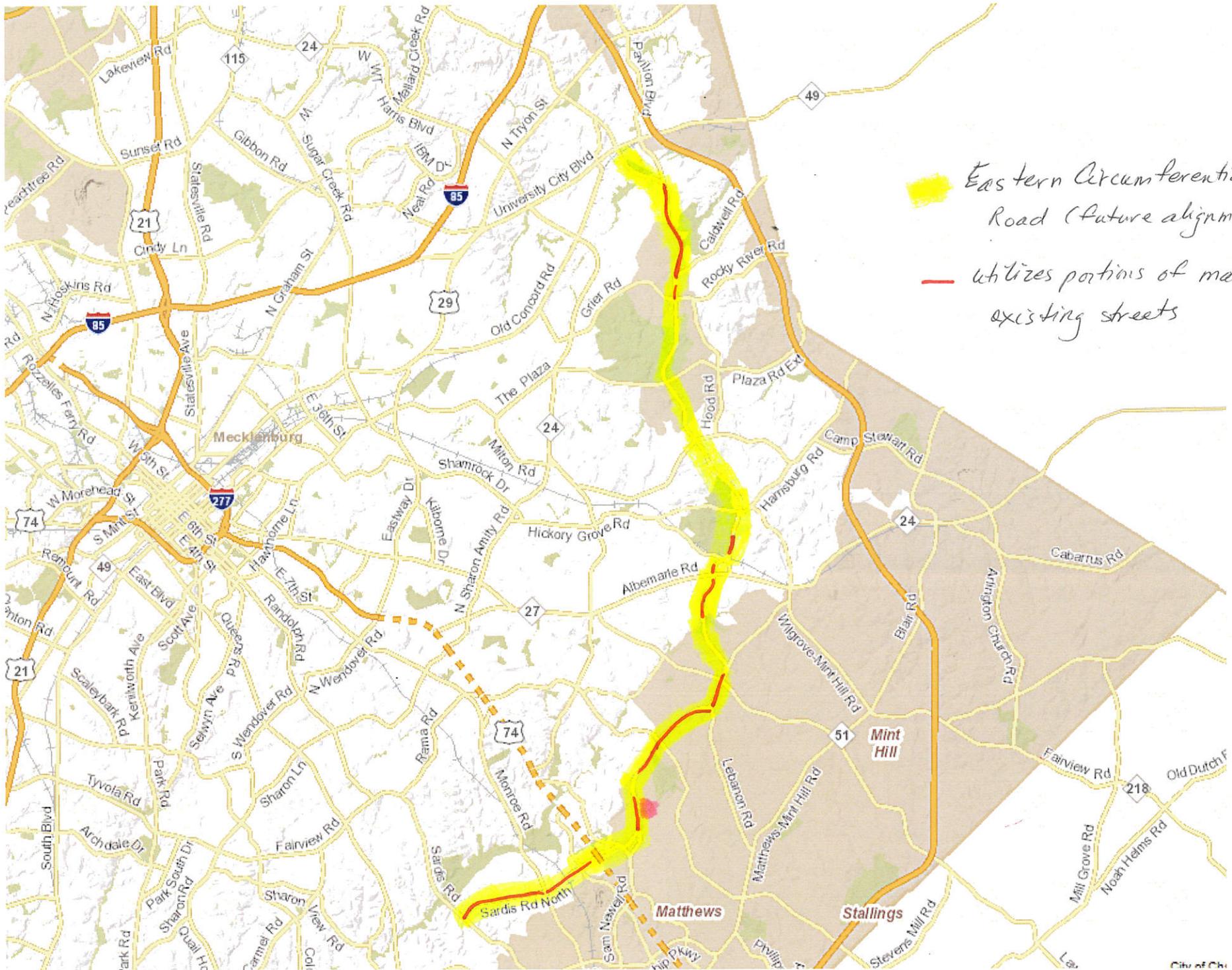
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Zoning Application 2017-670



Eastern Circumferential Road (Future location)



 Eastern Circumferential Road (future alignment)
 utilizes portions of many existing streets